

FILED  
GREFNV: S.C. MORTGAGE

JUL 29 3 49 PM '83

THIS MORTGAGE is made this 29th day of July 1983, between the Mortgagee, DONNIE WYLLYS H. TAYLOR AND LILLIAN R. TAYLOR (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Two Hundred Thousand and No/100 (\$200,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 29, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

ALL that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, being shown as Lots 48 and 49 on Plat No. 2 of Camilla Park recorded in the R.M.C. Office for Greenville County in Plat Book M at Page 85, and according to a more recent plat by Robert R. Spearman, Surveyor, dated July 26, 1983, said lot being more particularly described as follows, to-wit:

BEGINNING at an iron pin on the northern side of Daniel Avenue, at the joint corner of Lots 21 and 48, and running thence along the line of Lots 20 and 21 N. 09-23 E. 160.1 feet to an iron pin; running thence S. 79-35 E. 199.48 feet to an iron pin at the edge of Flora Avenue; thence running with Flora Avenue S. 09-11 W. 156.0 feet to an iron pin at the intersection of Flora and Daniel Avenue; running thence with Daniel Avenue N. 80-45 W. 200.0 feet to the POINT OF BEGINNING.

ALSO: ALL those certain pieces, parcels or lot of land, with all improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, being portions of Lot 8, 59 and 60, of Section 2, Camilla Park, as shown on plat recorded in Plat Book M at Page 85, in the R.M.C. Office for Greenville County, South Carolina, and according to a more recent plat by Robert R. Spearman, Surveyor, dated July 26, 1983, said lots of land being more particularly described as follows, to-wit:

BEGINNING at an iron pin at the edge of the northwestern side of Flora Avenue, running thence with Flora Avenue N. 20-34 E. 13.7 feet to an iron pin; continuing thence with Flora Avenue N. 26-59 E. 80.0 feet to an iron pin; thence running N. 59-40 W. 206.4 feet to an iron pin; thence running S. 24-13 W. 67.8 feet to an iron pin; thence running S. 60-34 E. 5.0 feet to an iron pin; thence running S. 17-05 W. 10.1 feet to an iron pin; thence running S. 59-05 E. 87.69 feet to an iron pin; thence running S. 45-15 E. 44.14 feet to an iron pin; running thence S. 56-03 E. 68.56 feet to the POINT OF BEGINNING.

(CONTINUED ON ATTACHED SHEET)

OFFICE OF THE CLERK OF THE SUPERIOR COURT  
GREENVILLE, SOUTH CAROLINA  
RECORDED  
JUL 29 1983  
AMOUNT \$ 80,000.00

which has the address of Lots 48 and 49, Daniel Ave., Ptn. Lots 8, 59 & 60, Flora Ave., Greenville, S.C. (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.